

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Omaha Consortium**

State: **NE**

PJ's Total HOME Allocation Received: **\$38,383,880**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:			PJs in State: 2				
% of Funds Committed	95.90 %	96.77 %	2	96.45 %	43	42	
% of Funds Disbursed	91.20 %	92.82 %	2	87.93 %	55	55	
Leveraging Ratio for Rental Activities	5.94	6.06	1	4.73	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	99.90 %	1	83.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	72.30 %	72.61 %	2	70.15 %	46	44	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	81.21 %	81.83 %	2	80.67 %	41	42	
% of 0-30% AMI Renters to All Renters***	39.44 %	44.58 %	2	45.30 %	39	39	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.84 %	99.21 %	1	95.32 %	61	60	
Overall Ranking:			In State: 2 / 2	Nationally:	69	68	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$21,204	\$17,974		\$26,635	644 Units	28.70 %	
Homebuyer Unit	\$20,210	\$19,060		\$14,938	355 Units	15.80 %	
Homeowner-Rehab Unit	\$40,312	\$21,451		\$20,675	75 Units	3.30 %	
TBRA Unit	\$3,758	\$2,440		\$3,216	1,167 Units	52.10 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Omaha Consortium NE

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$81,146	\$101,788	\$44,779
State:*	\$88,098	\$93,539	\$22,675
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.88

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	58.5	51.0	45.3	53.1	Single/Non-Elderly:	46.0	33.5	30.7	43.9
Black/African American:	34.9	41.4	50.7	38.8	Elderly:	13.4	1.4	21.3	0.0
Asian:	0.2	0.3	0.0	0.0	Related/Single Parent:	23.4	35.5	25.3	45.9
American Indian/Alaska Native:	0.3	0.6	0.0	3.1	Related/Two Parent:	12.1	21.4	20.0	8.2
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	5.0	8.2	2.7	2.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.3	0.0	0.0					
Black/African American and White:	0.2	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.3	0.0	0.0					
Asian/Pacific Islander:	0.6	0.3	0.0	0.0					
ETHNICITY:									
Hispanic	5.3	5.9	4.0	5.1					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	53.0	26.5	41.3	44.9	Section 8:	19.4	0.0 [#]		
2 Persons:	21.4	21.4	28.0	26.5	HOME TBRA:	1.1			
3 Persons:	15.4	26.8	8.0	12.2	Other:	4.8			
4 Persons:	6.8	11.8	10.7	7.1	No Assistance:	74.7			
5 Persons:	2.3	6.2	6.7	4.1					
6 Persons:	1.1	4.8	2.7	4.1					
7 Persons:	0.0	1.4	1.3	1.0					
8 or more Persons:	0.0	1.1	1.3	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				109

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Omaha Consortium State: NE Group Rank: 69
 (Percentile)
 State Rank: 2 / 2 PJs Overall Rank: 68
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	72.3	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	81.21	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	99.84	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	1.41	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

